

Application Number:	P/HOU/2026/00276
Webpage:	Planning application: P/HOU/2026/00276 - dorsetforyou.com
Site address:	17 Dudsbury Road West Parley BH22 8RA
Proposal:	Erect single and two storey extensions, loft conversion, dormers, Juliet balconies, roof lights.
Applicant name:	Mr Tony Brown
Case Officer:	Claire Hicks.
Ward Member(s):	Cllr Parry

1. Reason application is going to committee:

At the request of the Committee Chair.

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable: Within settlement
Impact on the Character of the Area (including Special Character Areas)	Acceptable: Subject to conditions. The proposed development is judged to comply with the New Road Area Special Character Area development criteria.
Impact on Neighbouring Amenity	Acceptable: No harm to neighbouring amenity.
Impact on Flood Risk	Acceptable: Conditions will be added to ensure the finished floor levels are no lower than the existing, and for a surface water drainage strategy (as the footprint will be significantly increased) to be submitted to and approved by the Local Planning Authority.

4. Description of site

The site is to the east of Dudsbury Road within the New Road Area Special Character Area. The predominant built form within the vicinity of the site is detached houses and chalet bungalows.

17 Dudsbury Road is a two-storey residential dwelling with a hipped roof on a relatively level, rectangular site. The property and its neighbours are set back from the road within verdant plots. Trees on the site are the subject of Tree Protection Orders.

5. Description of development

The proposed development is for extensions to the front and rear and the creation of second floor accommodation within a revised cropped gable roof with dormers.

6. Background and relevant planning history

P/PAP/2025/00484 - 17 Dudsbury Road, West Parley, BH22 8RA - Extensions to existing residential house - Response Given on 15/09/2025.

The pre-application proposal suggested three options. Option 1 was similar to the submitted scheme but with a wider front gable extension, pitched roof dormers and pitched roof single storey extensions rather than flat. Option 2 also had a wider front gable but had no side extension, instead a detached garage was shown. Option 3 was closer to the current proposal.

P/HOU/2025/00029 - 17 Dudsbury Road, West Parley, BH22 8RA - Front, side and rear extensions, including 2 storey extensions, balconies, and solar panels – Refused on 14/03/2025.

Refusal Reason:

The proposed development fails to meet the development criteria regarding the New Road Area Special Character Area Supplementary Planning Document, particularly, as the proposed development does not reflect the rhythm of existing dwellings, and the proposed development adversely affects the character of the street scene, as the proposed development steps forward from the front elevation, resulting in an inconsistent building line. The proposed development would cause the space between the dwellings being reduced, which will result in a poorer spatial relationship. The greater bulk would be visible from the road and would therefore, be more obvious in the street scene. The proposed development would disrupt the street scene and would look out of place to the neighbouring properties. The alterations are out of scale and proportion with the original dwellings. The form of the dwelling would over-dominate the street scene. The proposed development would not be sympathetic in terms of its size, scale and design in relation to the host dwelling. The cumulative impact on the proposed extensions is overdevelopment. Also, insufficient information has been submitted regarding impact on trees. The proposed development would fail to comply with Policy HE2 (design of new development) of the Local Plan, and NPPF (2024) Section 12 (achieving well designed places).

03/91/0422/FUL - 17 Dudsbury Road, West Parley - Extension & Garage, As Amended By
Plans Rec'd 19 June 1991 – Granted on 05/07/1991.

7. List of relevant constraints

- Tree Preservation Order - TPO (EDDC/WP/6) - x2 Horse chestnut trees, x3 large-leaved lime trees, Beech tree; TPO (EDDC/WP/17) - Western red cedar – approved for removal under P/TRT/2024/05236; TPO (EDDC/WP/68) - Sweet chestnut tree
- Within Settlement Boundary; Ferndown
- New Road Special Character Area
- Environment Agency - Risk of Surface Water Flooding Extent 1 in 1000
- Groundwater – Susceptibility to flooding
- Wessex Water Treatment Works Catchment Other WRC catchments
- Bournemouth Water Consultation Area
- Southern Gas Network - Intermediate pressure gas pipeline 25m or less from Intermediate Pressure Pipelines (2 bar - 7 bar) - 7.7m.
- Wildlife Present: S41 – bat - 3.32m.
- Scheduled Monument: Parley Barrow, a bowl barrow on the corner of Ellesfield Drive and Druid's Close (List Entry: 1015792) - 125.3m and Mag's Barrow (List Entry: 1015794) - 307.89m.
- Radon: Class: 1.0 (low risk – protective measures unlikely to be required)

8. Consultations

All consultee responses can be viewed in full on the website.

1. Bournemouth Water Ltd (South West Water) (Received on 05/02/2026 and 18/02/2026)
Bournemouth Water has no comment.

2. Wessex Water (Received on 29/01/2026)

There are no known Wessex Water assets within the development site. Advice was provided about surface water management, foul drainage, and water supply.
An informative will be added.

3. SGN (Southern Gas Networks)

No comments received.

4. Bournemouth Airport Safeguarding

No comments received.

5. Dorset Council (DC) - Highways (Received on 16/04/2026)

As the proposal is to increase the existing living space, the Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has NO OBJECTION.

6. DC - Trees (East & Purbeck) (Received on 05/02/2026)

The proposed scheme in tree terms is broadly acceptable;

- *site contains a number of protected trees which must not be affected by the build process.*
- *further detail required as to the provision for the protection of those trees.*
- *services of a qualified and suitably experienced Tree consultant should be sought to provide an Arboricultural impact assessment, method statement and Tree Protection Plan all in accordance with the current BS5837 recommendations.*

No Objection subject to a condition.

7. DC - Natural Environment Team (Received on 11/02/2026 and 30/03/2026)

The updated Preliminary Roost Appraisal (PRA) survey confirms that the conditions are the same as at the time of the initial PRA, in 2024 so the assessment within the original ecological report remains valid. It is necessary to secure the recommendations of this report by condition.

8. West Parley Parish Council

Councillors felt the development of the property will be overbearing and out of character for the road. There are concerns about the property overlooking neighbouring houses due to the 2nd floor conversion. There was also concern about the neighbouring property on White Walk being negatively impacted by the proposed development.

Representations Received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of Comments of Objections:

Concern that the proposed height for the second storey will overlook into the kitchen and garden of 4 Wight Walk from the large roof light and Juliet balcony.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant Policies

Development Plan

In this case the development plan comprises the adopted Christchurch and East Dorset Local Plan 2014:

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

- KS1: Presumption in favour of sustainable development
- HE2: Design of new development
- HE3: Landscape quality
- KS12: Parking provision
- ME1: Safeguarding biodiversity and geodiversity
- ME6: Flood management, mitigation and defence

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers

at every level should seek to approve applications for sustainable development where possible.

- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Including: Determining Planning Applications

Supplementary Planning Documents/Guidance

- Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document
- Dorset Heathlands Interim Air Quality Strategy 2020-2025
- Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.
- East Dorset Special Character Area Supplementary Planning Document

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

No harm to persons with protected characteristics have been identified other than the potential for greater disturbance during the construction phase for older people and those with a disability who are housebound.

13. Public Benefits

None identified.

14. Planning Assessment

14.1 The main considerations for this application are:

- Principle of development
- Impact on the character of the area (including Special Character Area)
- Impact on neighbouring amenity
- Impact on flood risk

These and other issues are considered below.

Principle of Development

14.2 The site is within the urban area where the principle of extensions to dwelling is acceptable in accordance with policy KS2 of the Local Plan, subject to normal material planning considerations.

Impact on the Character of the Area (including the Special Character Area)

14.3 Section 12 of the NPPF (2024) highlights the importance of good design which should contribute positively to making places better for people. Local Plan Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include layout, site coverage, architectural style, bulk, height, materials, landscaping and visual impact.

Development Criteria	Officer's Response
<i>1. New development must reflect the rhythm and spacing of existing dwellings. It is important that the feeling of space and the quality of landscape of that space –all of which characterises the area- should be maintained. Generally, the aim should be to improve spatial relationships with neighbouring dwellings.</i>	The proposed development would enlarge the existing dwelling but would not extend forward of the existing building line or alter the rhythm of existing dwellings. The proposed southern elevation would be sited approximately 0.7m from the southern boundary of the site, and 2.2m from the northern elevation of Number 19 Dudsbury Road. The proposed southern side extension is approx. 3.8m wide so will reduce the space between the properties, but the side extension is single storey so views of the tree canopies to the rear will be maintained. The development does not detract from the existing residential character of the wider area. The proposal adheres to this criterion and is acceptable in this respect.
<i>2. There should be no sub-division of gardens if this adversely affects the pattern of development, loss of amenity space and/or the loss of trees and/or boundary hedges.</i>	No subdivision of gardens is proposed.
<i>3. The amalgamation of plots will not be discouraged provided that the pattern of development of the area is maintained and/or this allows more space for significant additional tree-planting and/or boundary planting.</i>	No amalgamation of plots is proposed.
<i>4. New development must not adversely affect the character of the street scene, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of soft landscape features or other factors contained in these design criteria.</i>	The proposed development would maintain the existing set back of the property. The main increase in bulk would be at ground floor level which will have limited impact on the street scene due to the setback and vegetation screening. The roof form changes, including the introduction of a front gable, dormer and windows at roof level will be more visually prominent. Although the cropped gable roof will represent a departure from the prevailing hipped roof form of neighbouring properties, local property designs are not uniform, and the massing can be accommodated within the generous plot without

	harm to soft landscaping features or the character of the street scene. The proposal adheres to this criterion and is acceptable in this regard.
<i>5. The scale, massing and height of proposed development must be generally consistent with neighbouring dwellings.</i>	Neighbouring dwellings to the north and south are two storey with hipped (part flat) roofs. Dwellings within the Special Character Area are of substantial size. The proposed development will not increase the ridge height of the building, the scale and mass will remain proportionate to the size of the plot. The proposal would adhere to this criterion and is therefore considered acceptable in this respect.
<i>6. In order to promote and reinforce local distinctiveness, any redevelopment proposal must demonstrate that it has taken cognisance of the scale, form, proportions and materials of the original dwellings.</i>	The application form states that the proposed materials would match the existing materials. Proposed Condition 3 requires external materials (walls and roof) to be similar in colour and texture to the existing building. The existing external walls are red brick on the first floor with a render finish on the first floor. The existing roof is a slate roof.
<i>7. New developments must sit comfortably in relation to neighbouring dwellings. The depth of proposed buildings must relate with adjacent buildings. Cognisance must also be made to the amenities of neighbouring gardens in respect to potential overlooking and any possible reduction in sunlight.</i>	The depth of the proposed development would be similar to adjacent dwellings, particularly Number 19 Dudsbury Road to the south. The proposed development would be compatible with neighbouring amenity as the separation distance from the proposed rear elevation to the rear boundary of the site (adjacent to Number 4 Wight Walk) would be approximately 27m, and that the angle of view to the dwelling at 4 Wight Walk would be oblique and views towards the house and garden from the proposed development would be filtered by the existing (protected) trees. The proposal adheres to this criterion and is considered to be acceptable in this regard.

8. <i>Three-storey development will only be permitted where it can be demonstrated that there is no adverse impact on adjacent dwellings or on the street scene, and where its bulk is sufficiently articulated in order to allow views into the site and backdrop tree-scape. Massing and floors-space must diminish at second floor level, as should the number of window openings.</i>	Not applicable (loft conversion for the second storey).
9. <i>New developments should contribute to the public realm by facing onto it behind landscaped amenity space, rather than being separated from it by utility buildings. Single or multiple garages, and associated hard-standings, should be discreetly sited at the side and/or rear.</i>	The site plan shows that no detached garage/s and outbuildings are proposed.
10. <i>Access and hard-standings must not dominate the site or adversely affect existing amenity vegetation. It is important that the majority of the site (net of the building/s) remains as amenity space.</i>	Not applicable.
11. <i>Existing narrow entrances and driveways should remain, as these maintain the street scene as well as reinforcing enclosure and privacy.</i>	Not applicable.
12. <i>Existing boundary vegetation must not be adversely affected by new development. Hedging must not be replaced with fences or walls. However, where hedging is absent a combination of hedging and walls or fencing may be considered provided the hedging predominates. Evergreen hedging species should be used.</i>	Not applicable.
13. <i>A comprehensive landscape plan must accompany any application for redevelopment that follows the advice contained in SPG 20, 'Design Requirements for Landscaping Residential Areas'. In order to sustain the special character of the area it is vital that sufficient space is allocated for high quality amenity landscaping. This may include substantial additional tree and under-storey plantings to reinforce the landscape around and within the site. This will be in addition to high quality landscape design around the new buildings, access and other hardstandings.</i>	The application form states that no trees or hedges will need to be removed or pruned in order to carry out the proposed development. The proposal would adhere to this criterion and is therefore considered acceptable in this respect.

<i>14. The initial site planning must include a detailed tree survey that identifies their exact location, species, height, spread and condition. An assessment of their age, amenity value and longevity should also be made and this information will help determine the location of new development. It is important that sufficient space is reserved for all trees to develop without causing problems for residents.</i>	The Trees Officer was consulted, confirmed that the proposed scheme was broadly acceptable in relation to trees and had no objection, subject to a condition securing further tree protection details. No tree removal is proposed. Condition 4 will satisfy this criterion.
<i>15. Opportunities for the regeneration of similar major amenity trees must be identified on each development site. These may include planting groups of Scots and Monterey Pine and/or deciduous species such as oak, sweet chestnut and birch.</i>	Not applicable.
<i>16. It is important to preserve the soft landscape adjacent to the highway and avoid a 'fortress' appearance caused by high walls, entrance pillars and gates. Site entrances should remain low-key, retaining or restoring period features such as old gates if possible. Additional security measures should be discreet.</i>	No high walls, entrance pillars or gates are proposed and the site entrance would remain low key. The proposal would adhere to this criterion and is considered acceptable in this regard.

- 14.4 Viewed from the street scene the proposed extensions would be compatible with the existing dwelling and the use of matching materials will assist with visual cohesion.
- 14.5 Subject to conditions, the proposed development is judged to comply with the development criteria regarding the New Road Area Special Character Area Supplementary Planning Document, and meets Policy HE2 (Design of New Development) of the Local Plan, and NPPF (2024) Section 12 (Achieving Well Designed Places) in relation to its compatibility with the character of the area.

Impact on Neighbouring Amenity

- 14.6 A neighbour has raised concern that the second storey accommodation will overlook the kitchen and garden of 4 Wight Walk to the east (rear) due to the large roof lights and Juliet balcony.
- 14.7 The separation distance from the proposed rear elevation to the rear boundary of the site (adjacent to Number 4 Wight Walk) would be approximately 27m, the angle of view to the dwelling at 4 Wight Walk would be oblique and views towards the house and garden from the proposed development would be filtered by the existing (protected) trees. No

demonstrable harm from overlooking and loss of privacy from the proposed windows and roof lights has been identified.

- 14.8 A Juliet balcony is proposed on the second storey on the front elevation and on the rear elevation. The full length windows may increase the perception of overlooking but the Juliet balcony would not extend out from the front and rear elevation, so would not facilitate direct overlooking.
- 14.9 The second floor windows will introduce additional oblique overlooking to the gardens of adjacent neighbours, Numbers 15 and 19 Dudsbury Road but there is pre-existing overlooking at first floor level so no significant harm has been identified.
- 14.10 The proposed development would comply with the neighbouring amenity requirements of Policy HE2 (design of new development) of the Local Plan, and NPPF (2024) Section 12 (achieving well designed places).

Impact on Flood Risk

- 14.11 The site is within an area that is susceptible to high groundwater levels, but it is not within an area identified by the Environment Agency as being at risk of surface water flooding.
- 14.12 The submitted drawings do not include any subterranean elements and indicate that the existing finished floor levels will be maintained throughout the ground floor. The extensions to the house would not therefore be at any greater risk should groundwater flooding occur.
- 14.13 Condition 6 of the officer recommendation would ensure that the finished floor levels are no lower than the existing, and would secure a surface water drainage strategy to avoid increasing flood risk elsewhere in accordance with policy ME6. The surface water strategy is necessary because the footprint will be significantly increased and soakaways may not be effective if ground water levels are high as suggested by the Council's Strategic Flood Risk Assessment.

15. Environmental implications

Proposed condition 8 requires implementation and maintenance of the mitigation and enhancement measures as detailed in the Bat Survey Report and in the Preliminary Roost Appraisal Update Letter.

16. Summary of issues and the planning balance

For the above reasons and subject to conditions, the application is judged to accord with the Development Plan as a whole.

Written agreement to the pre-commencement condition(s) was received from the applicant on 23/04/2026.

17. Recommendation: Approve subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan The Location Plan
- TB001-01 Block plan of the site
- TB001-05 Proposed Elevation Plan
- TB001-06 Proposed Floor Plan
- TB001-07 Proposed First Floor Plan
- TB001-08 Proposed Second Floor Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

Reason: To ensure a satisfactory visual appearance of the development.

4. Prior to the commencement of the development hereby approved (including demolition, material storage and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (as amended), including a scaled tree protection plan (TPP), an arboricultural impact assessment, and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The TPP and AMS shall include:

- a) Location and installation of services/utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA) of retained trees (as defined in BS 5837: 2012).
- c) Details of construction within or impacting the RPA of retained trees.
- d) A full specification for the installation of boundary treatment.
- e) A specification for protective fencing during demolition and construction phases and a scaled plan showing its alignment.
- f) A specification for scaffolding and ground protection within tree protection zones.
- g) A Scaled Tree Protection Plan (TPP) showing protection measures and identifying prohibited construction activities within RPAs.

- h) Details of site access, temporary parking, welfare facilities, loading/unloading and storage of equipment, materials, fuels and waste as well concrete mixing and prohibition of fires
- i) Arboricultural supervision and inspection by a suitably qualified arboriculturist
- j) Reporting procedure for inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

5. The finished floor levels of the extensions shall match those of the existing dwelling.

Reason: To reduce susceptibility to flooding.

6. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development. The works should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS)

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk and to take into account current national standards for SuDS.

7. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

8. The development hereby approved shall not be first brought into use unless and until the mitigation and enhancement measures as detailed in the Bat Survey Report, by Cherry Tree Ecology Ltd (dated 31 August 2024), and in the Preliminary Roost Appraisal Update Letter by Cherry Tree Ecology Ltd (dated 21 March 2026), have been completed in full. Thereafter the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of nature conservation.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
3. Please see the consultee comments online from Wessex Water regarding surface water management, foul drainage, and water supply.
4. Please note: There is a Southern Gas Network Intermediate pressure gas pipeline 25m or less from Intermediate Pressure Pipelines (2 bar - 7 bar) approximately 7.7m from the front boundary of the site.
5. Informative Note: Trees on or adjoining this site are protected by virtue of the Tree Preservation Orders (TPOs EDDC/WP/6, EDDC/WP/17, and EDDC/WP/68). Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.
6. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.